

Key: 8626

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.797

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
COMMERCE ROAD LLC 293R WASHINGTON ST NORWELL, MA 02061				39.0-174-0				20 COMMERCE PARK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COMMERCE ROAD LLC				09/21/2022	V	6,126,131	(231120)					
THE PJ MEDEIROS FAMILY				10/25/2005	F		(178343)					
MEDEIROS PAUL J					XX		(89123)					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	29,098	C-5	1.00	100	455,500	1.22	A	1.00	55	1.00	372,030

LAND

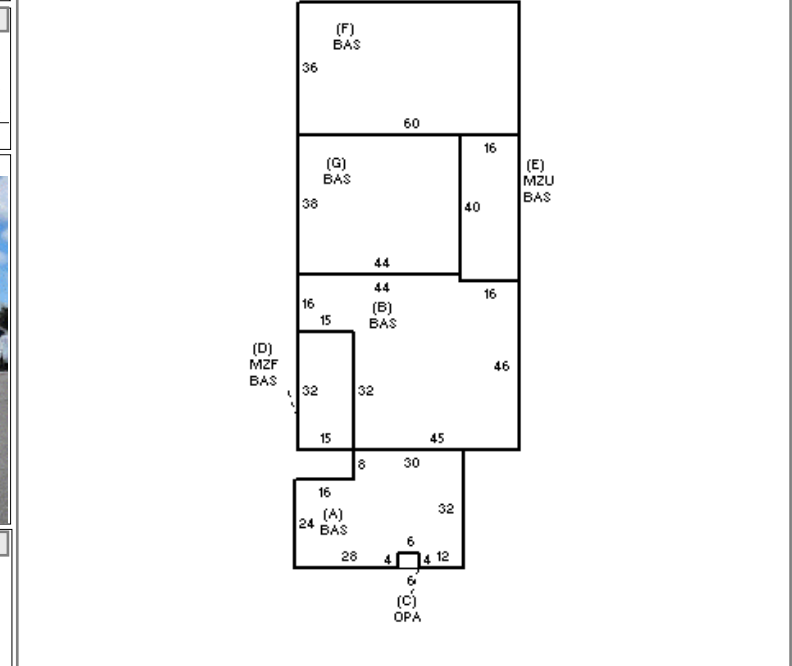
TOTAL	29,098 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	372,000	357,700		
Infl1	AVG		BUILDING	315,900	298,500		
N_Index	AVG		DETACHED	3,500	3,300		
			OTHER	0	0		
TOTAL			TOTAL	691,400	659,500		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	OTHR STORAGE.WAREHSE			6	1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
980673	11/12/1998	3	ALT/RENO	2,000	01/25/1999	JS	100 100
900403	08/13/1990	3	ALT/RENO	2,000	11/27/1991	JS	100 100

\* -- Previous value excludes abatement.

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	V	1.30	30 0.70	4X6	24	28.34	500
PAV	A	1.00	50 0.50		5,000	1.20	3,000



BU  
ILD  
ING

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2023	RP
MODEL	5		CIM-5	LIST	3/8/2023	RP
STYLE	56	0.92	WAREHOUSE [52%]	REVIEW	3/8/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	421,139																	
NET AREA	8,640	DETAIL ADJ	0.851	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,320	1985	47.12	62,204	CONDITION ELEM	CD																	
\$NLA(RCN)	\$49	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	4,528	1985	47.12	213,378	EXTERIOR	G																	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	24		16.08	386	INTERIOR	A																	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BASE AREA	480	1930	47.13	22,620	CDN/APP	A																	
				FLOOR COVER	9	CONCRETE	0.95	D	MZF	N	FIN MEZ	480		17.00	8,160																			
				INT. FINISH	6	MINIMUM	0.95	E	BAS	L	BASE AREA	640	1930	47.12	30,159																			
				HEATING/COOL	1	FORCED AIR	1.00	E	MZU	N	UNF MEZ	640		8.50	5,440																			
				FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	1,672	1985	47.12	78,792																			
				NAF	0		1.00																											
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1993 / 29</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>25</td> <td>25 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>25</td> <td>% GD 75</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$315,900</td> </tr> </tbody> </table>																	EFF.YR/AGE	1993 / 29		COND	25	25 %	FUNC	0		ECON	0		DEPR	25	% GD 75	RCNLD	\$315,900	
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